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 DOC #:
 DATE FILED: 4/16/08

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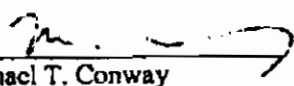
UNITED STATES DISTRICT COURT SOUTHERN DISTRICT OF NEW YORK	
In re: SCARBOROUGH-ST. JAMES CORP., et al., Debtors.	Chapter 11 Case No. 03-17966 (JMP) Case No. 03-17967 (JMP) Case No. 06-12786 (JMP) (Jointly Administered)
RICHMOND REALTY LIMITED PARTNERSHIP, Appellant v. SCARBOROUGH-ST. JAMES CORPORATION AND FIRST RICHBOROUGH REALTY CORPORATION, Appellees.	Case No. 08-cv-02421 (DLC)

STIPULATION OF DISMISSAL

It is hereby agreed by the parties to the above-captioned bankruptcy appeal that pursuant to Rule 8001(c)(2) of the Federal Rules of Bankruptcy Procedure, this appeal is dismissed with prejudice.

So ordered.

Denise Cote
April 16, 2008

<p>Dated: New York, New York April 15, 2008</p> <p>DUFFY & ATKINS LLP</p> <p>By:  Todd E. Duffy James E. Atkins Dennis J. Nolan Seven Penn Plaza, Suite 420 New York, New York 10001 Tel.: (212) 268-2685 Fax: (212) 500-7972 <i>Attorneys for Appellant Richmond Realty Limited Partnership</i></p>	<p>Dated: New York, New York April 15, 2008</p> <p>LeCLAIRRYAN, a Professional Corporation</p> <p>By:  Michael T. Conway 830 Third Avenue, Fifth Floor New York, New York 10022 Tel.: (212) 430-8032 Fax: (212) 430-8062 <i>Attorneys for Appellees Scarborough-St. James Corporation and First Richborough Realty Corporation</i></p>
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SO ORDERED:

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